

**CITY OF DEXTER
ZONING BOARD OF APPEALS
REGULAR VIRTUAL MEETING
Tuesday, February 16, 2021
7:00 pm**

Join Zoom Meeting
<https://zoom.us/j/99269408785>

Dial In
877 853 5247 US Toll-free or 888 788 0099 US Toll-free
Meeting ID: 992 6940 8785

AGENDA

A. CALL TO ORDER

B. ROLL CALL:

P. Mekas, Chair	K. Becker	C. Hill, PC Rep.
C. Wallaker	J. Griffin, CC Rep.	

C. APPROVAL OF MINUTES

- | | |
|--------------------------------------|----------------|
| 1. December 21, 2020 Meeting Minutes | pg. 1-3 |
|--------------------------------------|----------------|

D. APPROVAL OF THE AGENDA

E. STAFF REPORT **pg. 5-9**

F. SITE INSPECTION (CONDUCT ON OWN)

G. CONFLICT OF INTEREST/EX PARTE DISCLOSURE

H. PUBLIC HEARINGS

Order for Public Hearings

- a. Chair introduces the case.
- b. Staff presentation.
- c. Petitioner's presentation.
- d. Chair opens the public hearing.
- e. Public comment (State name and address).
- f. Rebuttal by petitioner.
- g. Chair closes the public hearing.
- h. Chair opens the business session.

Discussion Following Public Hearings

- a. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- b. Discussion on standards and requirements of the ordinance.
- c. Action on the motion.

Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale

explaining why conclusions are reached" and "conditions" if any. This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

1. **AP2020.21-09 ZBA 3274 Eastridge Drive.** Public hearing to consider a request for a 10-foot variance from the 40-foot minimum front yard setback required by the R-1A - Residential Cluster Development standards for Westridge cul-de-sac properties, as shown on the approved Final Site Plan.

The applicant, Mr. Scott Westfall, is requesting the variance in order to construct a single-family dwelling with a front yard setback of 30 feet at 3274 Eastridge Drive, Dexter, MI 48130 (08-03-31-310-212).

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I. OTHER BUSINESS

J. ADJOURNMENT